This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/20/05 13:31 2 pg
Fees:13.00 Taxes:572.39
20050520-0057216

ADDRESS NEW OWNER:
Peggy Dickinson
137 Canton Court
Goodlettsville, Tennessee 37072

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:

UNION PLANTERS MORTGAGE, d/b/a Regions Mortgage
2566 South Frontage Road
Vicksburg, MS 39180

MAP **26-6**
GROUP **A**
PARCEL 62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Dial Properties, LLC** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Peggy Dickinson, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 52 on the Final Plat for the Townhomes at Windsor Green, Phase 1, Section 3, of record in Instrument No. 2004019-0003893 & 20041112-0136380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to Dial Properties, LLC by deed from USI Properties, LLC, a Delaware corporation of record in Book 10832, page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is improved property known as 137 Canton Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said"GRANTEE", her heirs and assigns , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 18th day of May, 2005.

Dial Properties, LLC

By: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared Jeff Dial with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged him/herself to be a **Member** of **Dial Properties, LLC**, the within named bargainor, and that he/she as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of **Dial Properties, LLC** as such authorized officer.

WITNESS my hand and official seal this 18th day of May, 2005.

_____
Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is **$154,700.00.**

_____
AFFIANT

Subscribed and sworn to before me on this 18th day of May, 2005.

_____
NOTARY PUBLIC

PATRICIA M. SWEENEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 02/07/06